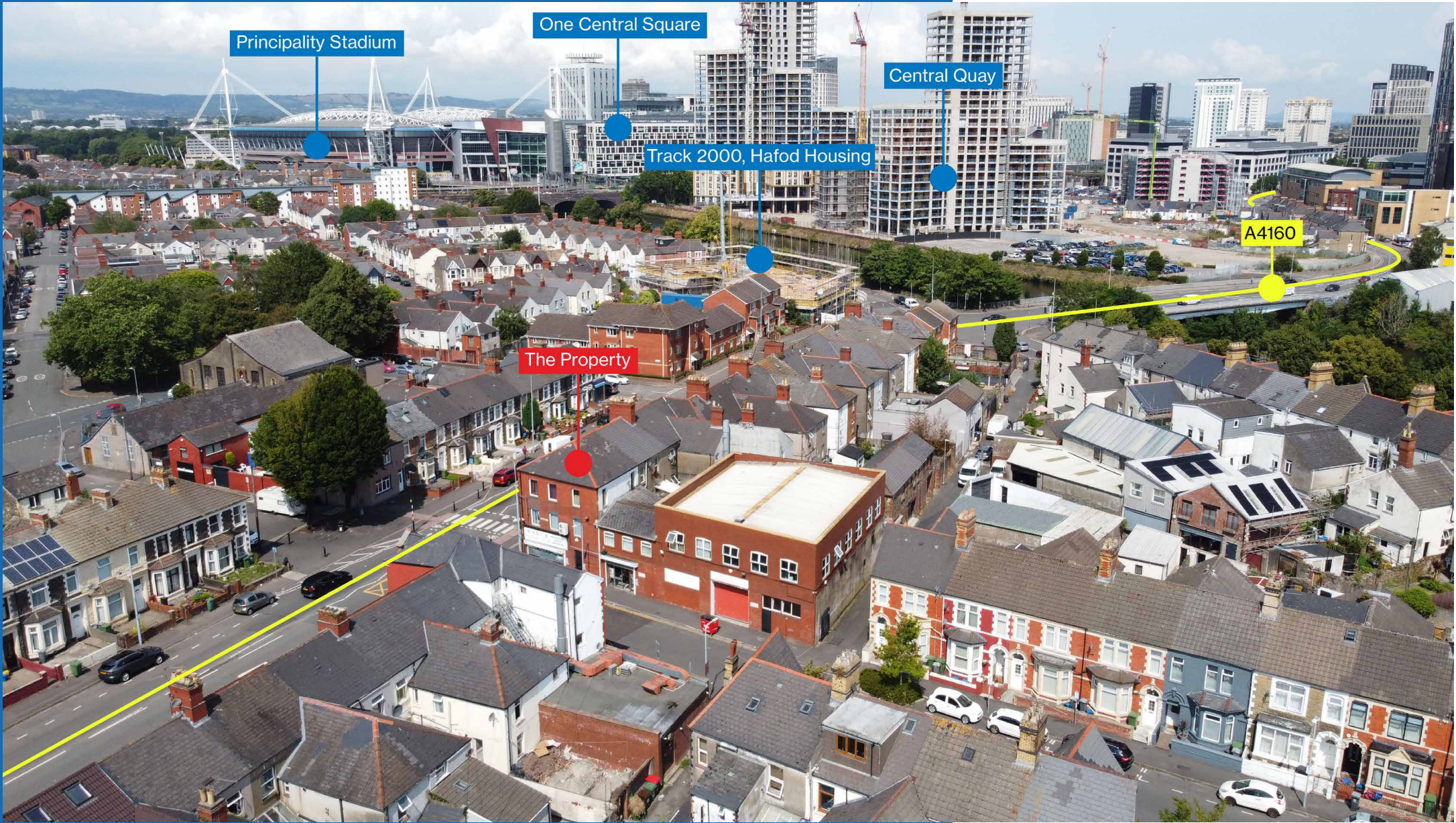




**113 Penarth Road,
Cardiff, CF11 6JT**

emanueljones
chartered surveyors



Principality Stadium

One Central Square

Central Quay

Track 2000, Hafod Housing

The Property

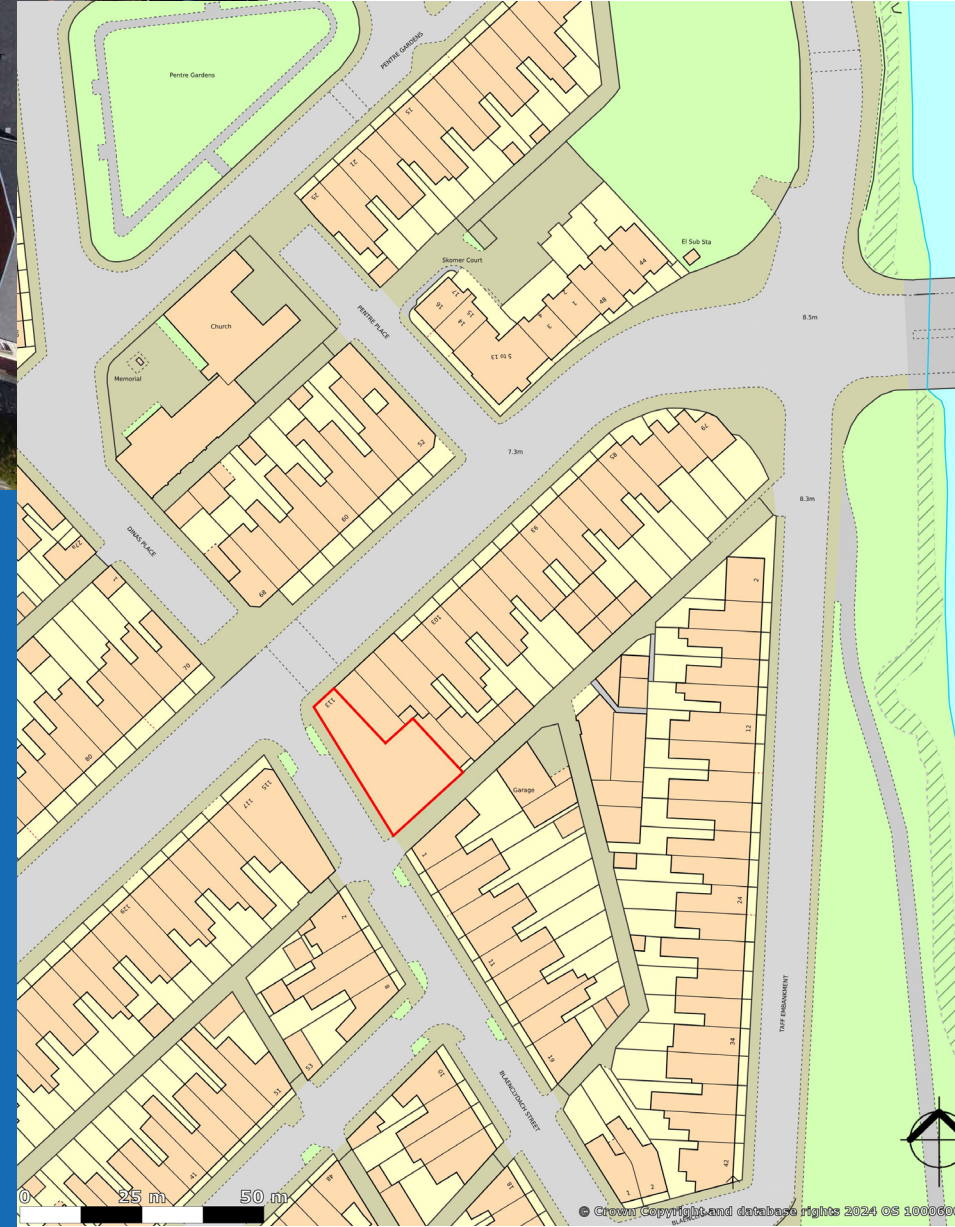
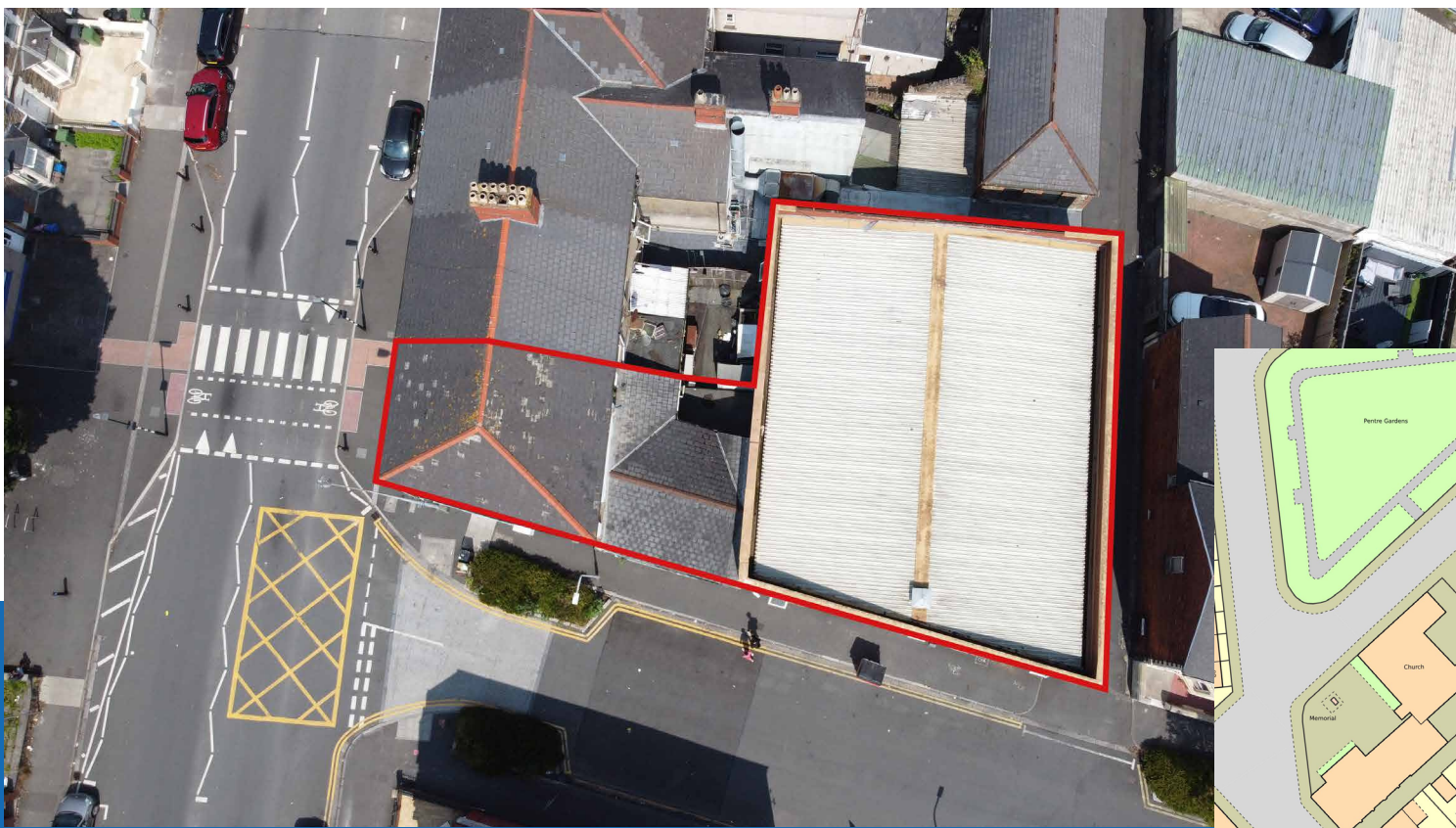
A4160



Location

The property is situated on Penarth Road, near the Penarth Road Bridge, on the southwestern edge of Cardiff city centre. Penarth Road serves as a major arterial route, linking the city centre with the western regions of Cardiff and the Vale of Glamorgan.

In close proximity is the Central Quay development, which encompasses approximately 2.5 million square feet of mixed-use accommodation currently under construction. Additionally, Vastint is developing The Embankment Site, a 40-acre mixed-use project aimed at regenerating the industrial land south of Cardiff city centre, off Dumballs Road. These developments are significantly boosting investment in this area of the city.



DESCRIPTION

The property is prominently located at the corner of Penarth Road and Blaenclydach Street, featuring a large, highly visible frontage. The building includes a self-contained shop on the ground floor, a two-storey self-contained warehouse at the rear, and self-contained residential rooms above.

The well-configured shop benefits from a return frontage, electric roller shutters, CCTV, and air conditioning.

The self-contained warehouse is constructed with a steel portal frame and a pitched profiled sheet roof. It features a full-width concrete mezzanine and a level access electric roller shutter door. The first floor is equipped with double-glazed windows on all four elevations.

The residential area, accessed via a staircase from Blaenclydach Street, comprises six bedrooms with shared WCs, a shower room, and a kitchen.

Currently, all areas of the property are interconnected, but they can be easily adapted to create three separate units.

ACCOMMODATION

	Sq ft	Sq m
Ground Floor Shop (NIA)	1,155	107.32
First Floor Residential (GIA)	1,037	96.36
Second Floor Residential (GIA)	533	49.52
Warehouse Ground Floor (GIA)	2,892	268.71
Warehouse First Floor (GIA)	2,892	268.71
Total	8,510	790.61

BUSINESS RATES

The rateable values are as follows:

Shop and warehouse - £15,000

Interested parties should make their own enquiries with the Local Authority.

VAT

The property has been elected for VAT and will be charged where applicable.

EPC

Commercial - Band C.
Residential - Band D.

TENURE

Freehold with full vacant possession on completion.

PROPOSAL

We have been instructed to seek offers of **£695,000 (six hundred and ninety five thousand pounds)** for the freehold interest.

ANTI MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, a purchaser will be required to provide satisfactory proof of identity and source of funds at the point of agreement of heads of terms.

CONTACT

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August 2024